

BILL NO. 83-74

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 83-74

Introduced by Council Member Schafer

Legislative Day No. 83-38 Date December 20, 1983

AN ACT to repeal and re-enact with amendments, Subsection b,5, of Subsection (3), heading, Specific Regulations, of Subsection (a), heading, AG-Agricultural District, of Section 25-6.3., heading, Requirements For Specific Districts, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended, to provide for the conveyance of a lot located in an Agricultural Land Preservation District to a member of the immediate family; and to further provide for the regulation of said conveyance.

By the Council, December 20, 1983

Introduced, read first time, ordered posted and public hearing scheduled

on: January 17, 1984

at: 6:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on January 17, 1984 and concluded on January 17, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 83-74

1 Section 1. *Be It Enacted By The County Council of Harford County,*
2 *Maryland,* that Subsection b,5, of Subsection (3), heading, Specific
3 Regulations, of Subsection (a), heading, AG-Agricultural District,
4 of Section 25-6.3., heading, Requirements For Specific Districts,
5 of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning,
6 of the Harford County Code, as amended, be, and is hereby repealed
7 and re-enacted with amendments, all to read as follows:

8 Chapter 25. Zoning.

9 Article II. Zoning Code.

10 Section 25-6.3. Requirements For Specific Districts.

11 This section sets forth the requirements for specific districts and
12 includes the minimum lot area, area per dwelling or family unit,
13 parcel area, lot width, yards, setbacks and maximum building height
14 allowed for uses permitted for each district. Uses permitted under
15 the Special Development Regulations shall also comply with the re-
16 quirements contained in Section 25-7 (Special Development Regula-
17 tions).

18 (a) AG-Agricultural District.

19 (3) Specific Regulations. The following uses are permitted
20 subject to the additional requirements below:

21 (b) Residential development, on parcels as described in
22 the land records of February 8, 1977, as provided below:

23 1. One (1) lot shall be permitted on any parcel of
24 land that is less than eleven (11) acres.

25 2. Two (2) lots shall be permitted on any parcel of
26 land that is from eleven (11) to nineteen and ninety-nine hundreths
27 (19.99) acres.

28 3. An additional lot shall be permitted for each
29 additional ten (10) acres in excess of twenty (20).

30 4. An additional lot shall be permitted for any
31 member of the immediate family of persons who were individual owners
32 of record (not corporate, partnership or joint venture-owners) of

1 the parcel. Immediate family shall be limited to fathers, mothers,
2 brothers, sisters, sons and daughters.

3 5. Any new lot created pursuant to b.1-4 above shall
4 be a minimum of two (2) acres UNLESS THE LOT IS LOCATED IN AN
5 AGRICULTURAL PRESERVATION DISTRICT ESTABLISHED PURSUANT TO SECTION
6 2-501 ET SEQ., OF THE AGRICULTURE ARTICLE OF THE ANNOTATED CODE OF
7 MARYLAND, THEN THE LOT SIZE SHALL BE THAT AS APPROVED BY THE STATE.
8 IN THE EVENT THE PRIMARY PARCEL IS REMOVED FROM THE DISTRICT THE
9 OWNER SHALL SUBMIT A REVISED SUBDIVISION PLAN, ESTABLISHING A
10 MINIMUM LOT SIZE OF TWO (2) ACRES. AT SUCH TIME, THE OWNER, OR
11 HIS SUCCESSORS IN TITLE, SHALL PREPARE AND RECORD THE NECESSARY
12 DEEDS FOR THE TWO (2) ACRE CONVEYANCE AND SHALL NOTIFY, IN WRITING,
13 THE DEPARTMENT OF PLANNING AND ZONING OF THE CONVEYANCE.

14 6. The development rights created herein may be
15 transferred pursuant to Subsection c. below.

16 Section 2. *And Be It Further Enacted* that this Act shall take
17 effect sixty (60) calendar days from the date it becomes law.

18 EFFECTIVE: March 19, 1984

19
20 The Secretary of the Council does hereby
21 certify that fifteen (15) copies of this Bill
22 are immediately available for distribution to
23 the public and the press.

24 Angela Markowski, Secretary
25
26
27
28
29
30
31
32

83-74

BY THE COUNCIL

BILL NO. 83-74

Read the third time.

Passed LSD 84-3 (January 17, 1984)

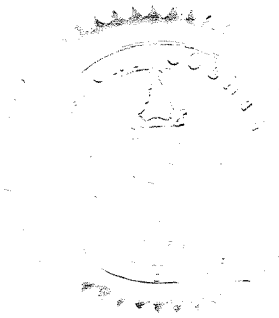
Failed of Passage _____

By order

Angela Maslovski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 18th day of January, 1984
at 3:00 o'clock P.M.

Angela Maslovski, Secretary



BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive
Date 1-18-84

BY THE COUNCIL

This Bill (No. 83-74), having been approved by the Executive
and returned to the Council, becomes law on January 18, 1984.

Angela Maslovski, Secretary

EFFECTIVE: March 19, 1984

83-74